

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: March 25, 2011

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CHARLES G. CASE, II
U.S. Bankruptcy Judge

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11-04427

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

IN RE:

No. 2:11-bk-03060-CGC

Anne Marie Ward
Debtor.

Chapter 7

ORDER

HSBC Bank USA, National Association as Trustee
for Wells Fargo Asset Securities Corporation,
Mortgage Pass-Through Certificates, Series 2007-1
Movant,

(Related to Docket #19)

vs.

Anne Marie Ward, Debtor, Robert A. MacKenzie,
Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated October 26, 2006 and recorded in the office of the
3 Maricopa County Recorder wherein HSBC Bank USA, National Association as Trustee for Wells Fargo
4 Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1 is the current
5 beneficiary and Anne Marie Ward has an interest in, further described as:

6 LOT 21, ESCONDIDO HERMOSO, ACCORDING TO BOOK 127 OF MAPS, PAGE 22,
7 RECORDS OF MARICOPA COUNTY, ARIZONA.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.